



**SHREWSBURY PLANNING BOARD
SHREWSBURY, MASSACHUSETTS
MINUTES**

Regular Meeting: February 6, 2003 – 7:00 P.M.
Location: Selectmen's Hearing Room - Municipal Office Building

Present: Melvin P. Gordon, Chairman
Jonathan B. Wright, Vice-Chairman
Jill R. Myers, Clerk
Kevin F. Capalbo
Stephan M. Rodolakis

Absent: John D. Perreault, Town Engineer
Eric Denoncourt, Engineer/Planner

Mr. Gordon opened the meeting at 7:00 P.M.

1. Review and Approve Minutes

The Planning Board approved the Minutes of January 9, 2003 as submitted, with the following change: Page 1, under "Summit Ridge, last line, change the time of the continued hearing from 7:35 P.M. to 7:05 P.M.

2. Signed bills – no bills

3. Meetings and Hearings

7:00 P.M. Board Member Comments

**7:05 P.M. Summit Ridge Estates, Definitive Subdivision Plan
Continued Public Hearing (from December 5, 2002)
(Decision Deadline: March 18, 2003)**

Cle Blair, Jr. – the developer, David Parmenter – the builder, and Attorney George Kiritsy, attended the hearing. Mr. Gordon said this would be an informal hearing, as Ms. Myers was not in attendance and the Engineering Department was not there for their input.

Attorney Kiritsy said they are proposing 54 lots, with a smaller cul-de-sac. He said they will be submitted plans for the drainage and sewerage work in Gulf Street. He said the open space will be conveyed to the Town.

Attorney Kiritsy said they want to set up a meeting with the Engineering Department in the next couple of weeks and go over the plans and issues.

Mr. Rodolakis asked for a copy of the letter of agreement between Summit Ridge and Gulfview Estates be brought to the next meeting. Attorney Kiritsy said he will submit one to Engineering. Mr. Gordon requested that Summit Ridge renotify abutters via first class mail, for the March meeting, since a considerable amount of time has gone by. They said they would.

Mr. Gordon continued the meeting to March 6, 2003, at 7:05 P.M.

**7:20 P.M. Minna Terrace – Senior Housing, Site Plan Approval/Special Permit
Continued Public Hearing (from December 5, 2002)
(Site Plan Approval Deadline: February 14, 2003)
(Special Permit Deadline: 65 days from close of hearing)**

Andrew Liston – the engineer from Thompson & Liston, Iqbal Ali – the developer, and Attorney Walter Jabs, attended the hearing. Attorney Jabs signed an extension letter for Planning Board's decision to March 18, 2003.

Andrew Liston submitted the following items to the Board:

- Landscape Plan
- E-mail between Mr. Denoncourt and Mr. Liston regarding the mailboxes
- E-mail between Mr. Denoncourt and Mr. Liston regarding the phasing
- E-Mail between Mr. Denoncourt and Mr. Liston regarding affordable units and the clubhouse

The Board agreed to let Engineering and Mr. Liston work on the phasing plan.

Mr. Gordon said basic units should be built as the complex is built, so they don't show up in the same area. Attorney Jabbs said that the units are dispersed throughout and it doesn't have to meet a certain phasing requirement, but if the 40B language is used, that should be satisfactory. Mr. Ali said he has contacted Attorney Richard Ricker, from the Housing Authority, regarding these units.

Attorney Jabbs agreed with the Board that these affordable units could be designated in the Board's decision and Attorney Jabbs could have this information for the next meeting.

Mr. Gordon continued the hearing to March 6, 2003, at 7:20 P.M.

**7:35 P.M. S & N realty Trust, Gasoline Station and Retail, Site Plan Review
WITHDRAWN Public Hearing
(Decision Deadline: March 15, 2003)**

Mr. Gordon said S & N Realty Trust have Requested Withdrawal without Prejudice. The Board voted to accept the request to withdraw without prejudice.

**7:50 P.M. Wetherburn Heights, Definitive Subdivision Plan
Continued Public Hearing (from December 5, 2002)
(Decision Deadline: March 19, 2003)**

Mr. Zarette said he wants to continue to get plans to Engineering for their comments. Mr. Gordon continued the hearing to March 6, 2003, at 7:35 P.M.

**8:05 P.M. Flagg Road, Preliminary Plan for an Existing Private Undeveloped Road
Public Hearing
(Decision Deadline: March 1, 2003)**

Don, Joe Jr., Joe Sr., Milosz – the property owners, Attorney Steven Madaus, and Mark Johnson – the engineer, attended the hearing. Attorney Madaus said they propose to construct the end of Flagg Road to the town standards. He said Flagg Road was part of the town betterment program and they want to match those betterment requirements. He said they are proposing to build three single family homes at the end of Flagg Road.

Mr. Johnson said they are asking for the following waivers:

- 1) Waiver from required minimum width of street right of way and minimum width of pavement.
- 2) Waiver from minimum requirements for diameter of turnaround at end of dead-end street; waiver from minimum outside roadway diameter and from minimum property line diameter
- 3) Waiver of requirement to construct sidewalks on both sides of roadway.
- 4) Waiver of requirement to install granite curbing. Bituminous berm to be installed in lieu of granite curbing.

Mr. Johnson said they will work with Engineering to address the issues in their recommendation letter. He said they propose approximately 300 feet of new paved roadway. Mr. Gordon noted the e-mail to the Planning Board, from the Fire Chief, regarding the placement of the fire hydrant. Mr. Johnson noted this request. Mr. Johnson said there is a right-of way out there dated 1917 and he is not sure of the status.

Mr. Gordon said, for their own interest, they might want to check to see if there are rights out there for access to the beach area before the definitive plan is filed with the Board.

Mr. Gordon continued the hearing to March 6, 2003, at 7:50 P.M.

**8:20 P.M. Site Plan for Senior Housing, Old Mill Realty Trust, Site Plan
WITHDRAWN Approval/Special Permit
Public Hearing
(Site Plan Approval Deadline: February 14, 2003)
(Special Permit Deadline: 65 days from close of hearing)**

The Board voted to accept the request to withdraw this project.

**8:35 P.M. Howe Road, Definitive Plan for an Existing Private Undeveloped Road
Public Hearing
(Decision Deadline: May 30, 2003)**

John Grenier – the engineer from J.M. Grenier Associates, and Sara and Michael Howard – the property owners, attended the hearing. Mr. Grenier said they want to bring the road to town standards. He said they propose to build a house at the end behind the existing house.

Mr. Grenier said he will meet with Engineering to discuss the recommendation letter.

Mr. Grenier said he put a turn-around inside the cul-de-sac, and they are waiting for comments from the Fire Chief.

Mr. Capalbo asked if they would make it possible for the road to be extended in the future. Mr. Grenier said yes, so road could some day go through to Spring Street.

Mr. Grenier listed for the following waiver requests:

- 1) Proposed sidewalk on one side of proposed roadway
- 2) Reduction of paved roadway surface width to 24 feet.
- 3) Reduction in turning radius at western intersection of Howe Road and Prospect Street from 30 feet to 20 feet.

Mr. Grenier said he is proposing approximately 225 feet of roadway.

Mr. Gordon said they should consider changing the street name as there is already a ‘Howe Avenue and Howe Road.’

Mary Beaton, 101 Holman Street, asked if improvements to Howe Road would they be done on property if the road is further developed.

John DeLiso, 103 Holman Street, expressed concern for capping off the land with pavement and the increased water run-off it would cause.

Mr. Gordon continued the hearing to March 6, 2003, at 8:05 P.M.

4. New Business

a. Bond Reduction for Holman Heights

The Board voted to approve the bond reduction for Holman Heights.

b. Discussion Regarding Fire Hydrant Locations

Mr. Gordon read the letter from the Fire Chief, Gerry LaFlamme. The Board agreed these requests could be put in the Rules and Regulations.

4. New Business (Cont'd)

c. Discussion Regarding Proposed Donation of Land by Shrewsbury Commons

Mr. Rodolakis abstained from the discussion due to possible conflict of interest. June Tomaiolo attended the discussion. Mrs. Tomaiolo said she is representing the Corcorans of the Shrewsbury Commons, who are looking to donate three parcels at the Commons to the town, as conservation land. Mr. Gordon said he thinks the Board can only recommend to the Board of Selectmen to accept the parcels, but not how the Selectmen accept them.

Ms. Tomaiolo noted that these parcels were planned for apartments units, 282 total. She said the Corcorans are happy with the complex now and do not wish to build anymore and wanted to donate land to the town as Conservation to preserve the complex and its surroundings.

Mr. Capalbo, Mr. Wright, and Mr. Gordon voted to recommend acceptance of these parcels, subject to the Town's negotiations with the Corcorans.

d. Bond Reduction for Winston Ridge

The Board voted to approve the bond reduction for Winston Ridge, to be held in Engineering until all outstanding issues have been addressed to the satisfaction of the Engineering Department.

e. Discuss/Vote Subdivision Control Agreement and Covenant Release for Wheelock Estates

Mr. Gordon noted that this Subdivision Control Agreement was delivered to Engineering in the afternoon, therefore Engineering has not had a chance to review. Mr. Rodolakis reviewed and said that the bond estimate letter from Engineering needs to be attached to the agreement. The Board voted to sign, holding in Engineering, pending the review by Engineering and the attachment of the bond estimate letter from Engineering.

5. Old Business

a. Update on Subdivision Streets for Possible Acceptance

The Board noted the list of proposed streets, from the Engineering Department, to be accepted at the Annual Town Meeting in May, 2003.

b. Discussion Regarding Proposed Zoning Changes

Mr. Gordon said the Planning Board will be holding a public hearing on February 27, at 7:00 P.M. to present the proposed zone changes.

5. Old Business (Cont'd)

c. Boston Hill Development

The Board voted to request Engineering to send a letter to Boston Hill, asking them to come to the Planning Board meeting every month with an update, beginning with the March 6, 2003 meeting.

6. Correspondence

Respectfully Submitted,

Annette W. Rebovich